

STAFF REVIEW AGENDA

10/14/2004
FINAL

Zoning

- 1 C04-090 Work Code: Privately Initiated MANAGER: Sanhita Mallick
APN: **59939002** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Yes Owner: QUINTANA MARTIN G
RDA area: No Planned Community: No
District: 5 Zone: Unincorporated GP: MLDR (8.0)
Address: 182 KIRK AV SNI area: No Historic Dist: NO
Gross acres: 0.46 Previous files: **MCKEE 128**
east side of Kirk Avenue, approximately 110 feet southerly of Summit Avenue
Conforming Rezoning from County to R-1-5 Residential District for 2 single family detached residential units on a 0.46 gross acre site
- 2 PDC04-089 Work Code: Privately Initiated MANAGER: Lee Butler
APN: **46704020** TECH: Helen Maddox ENGINEER: Andrew Turner
Historic: Yes Impervious Surface: Yes Owner: SILICON VALLEY HABITAT FOR HUMANITY
RDA area: No Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0)
Address: 288 N 13TH ST SNI area: 13th Street Historic Dist: NO
Gross acres: 0.326 Previous files: **PD04-073 PT04-093**
southeast corner of North 13th Street and East Julian Street
Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow four affordable single-family attached residences on a 0.326 gross acre site
- 3 PDC04-091 Work Code: Privately Initiated MANAGER: Jeff Roche
APN: **68456028** TECH: Roland White ENGINEER: Andrew Turner
Historic: No Impervious Surface: Yes Owner: SMITH GIANI
RDA area: No Planned Community: No
District: 2 Zone: R-1-5 GP: VLDR (2.0)
Address: 376 NEILSON CT SNI area: No Historic Dist: NO
Gross acres: 1.7 Previous files: **PRE04-046**
west side of Eberly Drive approximately 200 feet north of Branham Lane
Conforming Planned Development Rezoning from R-1-5 Residence Zoning District to A(PD) Planned Development Zoning District to allow one existing and five new single-family detached residences on a 1.7 gross acre site

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Planned Development

- 4 PD04-073 Work Code: None MANAGER: Lee Butler
APN: **46704020** TECH: Helen Maddox ENGINEER: Andrew Turner
Historic: Yes Impervious Surface: Yes Owner: SILICON VALLEY HABITAT FOR HUMANITY
RDA area: No Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0)
Address: 288 N 13TH ST SNI area: 13th Street Historic Dist: NO
Gross acres: 0.326 Previous files: PDC04-089 PT04-093
southeast corner of North 13th Street and East Julian Street
Planned Development Permit to construct four single-family attached residences on a 0.326 gross acre site
- 5 PD04-074 Work Code: None MANAGER: Michael Mena
APN: **24420037** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Yes Owner: SOBRATO SOBRATO INTERESTS
RDA area: No Planned Community: No
District: 4 Zone: IP GP: IP
Address: 1240 MCKAY DR SNI area: No Historic Dist: NO
Gross acres: 17.38 Previous files: PT04-094 PDC04-001 GP03-04-04
southwest corner of Lundy Avenue and McKay Drive
Planned Development Permit to demolish existing office buildings and construct 304 single-family attached residences on a 17.38 gross acre site
- 6 PDA01-093-01 Work Code: None MANAGER: Erin Morris
APN: **28213001** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: No Owner: San Jose Water Company San Jose Water C
RDA area: N Planned Community: No
District: 6 Zone: A(PD) GP: MLDR (8.0)
Address: 1221 S BASCOM AV SNI area: No Historic Dist: NO
Gross acres: 8.25 Previous files: PRE04-342
southwest corner of South Bascom Avenue and Eisenhower Drive
Planned Development Permit Amendment for installation of a truck washing facility at the existing San Jose Water Company facility on a 8.25 gross acre site

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Site Development

7 H04-047 Work Code: None MANAGER: Meera Nagaraj
APN: **25404093** TECH: Helen Maddox ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Yes Owner: ROSADO LETICIA AND CARMELO G
RDA area: No Planned Community: No
District: 3 Zone: CP GP: GC
Address: 780 N KING RD SNI area: No Historic Dist: NO
Gross acres: 0.44 Previous files: **PRE04-255**
southeast corner of North King Road and Mabury Road
Site Development Permit to demolish two single-family detached residences and construct 5,502 square foot building for retail commercial uses on a 0.44 gross acre site

8 HA03-048-01 Work Code: Commercial Lot MANAGER: Vic Mendez
APN: **49936048** TECH: Michael Mena ENGINEER:
Historic: No Impervious Surface: Owner: NAMIMATSU KENNETH T ET AL
RDA area: No Planned Community: No
District: 7 Zone: CN GP: NCC
Address: 1071 E CAPITOL EX SNI area: No Historic Dist: NO
Gross acres: 0.3 Previous files: **H03-048**
northwest corner East Capitol Expressway and McLaughlin Avenue
Site Development Permit Amendment for tree removal of one Pine tree 87 inches in circumference and one Fan Palm tree 105 inches in circumference on a 15.9 gross acre site

Tentative Map

9 AT04-095 Work Code: MANAGER: Lori Moniz
APN: TECH: Justina Chang ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: MORELAND S D
RDA area: No Planned Community: No
District: 1 Zone: A(PD) GP: PQP
Address: TRACT SNI area: No Historic Dist: NO
Gross acres: 5.39 Previous files:
southwest corner of Woodglen Drive and Campbell Avenue
Lot Line Adjustment between two parcels on a 5.39 gross acre site

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Tentative Map

- 10 PT04-092 Work Code: MANAGER: Sanhita Mallick
APN: **01530093** TECH: Helen Maddox ENGINEER: Gerry de Guzman
Historic: No Impervious Surface: No Owner: DMV SUB 4 LLC
RDA area: No Planned Community: Alviso
District: 4 Zone: A(PD) GP: IP-MU
Address: 110 BAYTECH DR SNI area: No Historic Dist: NO
Gross acres: 12.8 Previous files: **AD04-488**
southeast corner of Baytech Drive and Fortran Court
Planned Tentative Map Permit to subdivide one parcel into four lots for industrial uses on a 12.8 gross acre site
- 11 PT04-093 Work Code: MANAGER: Lee Butler
APN: **46704020** TECH: Helen Maddox ENGINEER: Andrew Turner
Historic: Yes Impervious Surface: Yes Owner:
RDA area: No Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0)
Address: 288 N 13TH ST SNI area: 13th Street Historic Dist: NO
Gross acres: 0.326 Previous files: **PDC04-089 PD04-073**
southeast corner of North 13th Street and East Julian Street
Planned Tentative Map Permit to reconfigure one parcel to four units for single-family attached residential uses on a 0.326 gross acre site
- 12 PT04-094 Work Code: MANAGER: Michael Mena
APN: **24420037** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Yes Owner: SOBRATO SOBRATO INTERESTS
RDA area: No Planned Community: No
District: 4 Zone: IP GP: IP
Address: 1240 MCKAY DR SNI area: No Historic Dist: NO
Gross acres: 17.38 Previous files: **PD04-074 PDC04-001 GP03-04-04**
southwest corner of Lundy Avenue and McKay Drive
Planned Tentative Map Permit to reconfigure three parcels into 52 lots for 304 single-family attached residential units on a 17.38 gross acre site
- 13 TE00-088-01 Work Code: MANAGER: Lori Moniz
APN: **49738007** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: CHAMALI ABBY
RDA area: NO Planned Community: No
District: 7 Zone: LI GP: PPOS
Address: 2500 MONTEREY RD SNI area: No Historic Dist: NO
Gross acres: 1.36 Previous files: **TE00-088-06**
southeast corner of Old Tully and Monterey Roads
Tenatative Map Extension Permit to allow time extension of the previously approved permit TE00-088-06 on a 1.36 gross acre site

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Tree Removal

- 14 TR04-109 Work Code: SF Lot - on private lot MANAGER: Vic Mendez
APN: **38132074** TECH: Mike Rhoades ENGINEER:
Historic: No Impervious Surface: Owner:
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0)
Address: 1482 CAMEO DR SNI area: No Historic Dist: NO
Gross acres: .14 Previous files:
1482 Cameo Drive
Tree Removal Permit to remove one Pine tree 64 inches in diameter on a 0.14 gross acre site
- 15 TR04-110 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
APN: **26452076** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: MIRON-CONK PETER J AND NORMA TRUS
RDA area: SNI Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 943 RIVERSIDE DR SNI area: No Historic Dist: NO
Gross acres: 0 Previous files:
943 Riverside Drive
Tree Removal Permit to remove one Diadora Fir tree 139 inches in circumference on a 0.3 gross acre site
- 16 TR04-111 Work Code: SF Lot - on private lot MANAGER: Meera Nagaraj
APN: **46749015** TECH: Dionne Early ENGINEER:
Historic: No Impervious Surface: Owner:
RDA area: SNI Planned Community: No
District: 3 Zone: R-M GP: HDR (25-50)
Address: 464 S 9TH ST SNI area: University Historic Dist: NO
Gross acres: .11 Previous files:
464 South 9th Street
Tree Removal Permit to remove unknown tree type 61 inches in circumference on a 0.11 gross acre site
- 17 TR04-112 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
APN: **45925010** TECH: Edward Schreiner ENGINEER:
Historic: No Impervious Surface: Owner: THOMPSON RICHARD C AND KATHLEEN D
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0)
Address: 829 CLARKSTON DR SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
829 Clarkston Drive
Tree Removal Permit to remove one Paulonia tree 66 inches in circumference on a 0.16 gross acre site

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Conditional Use

- 18 CP04-094 Work Code: Other MANAGER: Rebekah Ross
APN: **38119031** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: No Owner: VTA RAJWINDER SEHDEV
RDA area: No Planned Community: No
District: 1 Zone: R-1-5 & CP GP: NCC
Address: 5178 MOORPARK AV SNI area: No Historic Dist: NO
Gross acres: 0.74 Previous files: **AD04-274**
southeast corner of Moorpark Avenue and Lawrence Expressway
Conditional Use Permit to allow the installation of 6 panel antennas on a new 60' high monopole and 6 outdoor communication equipment cabinets on a 0.74 gross acre site
- 19 CP04-095 Work Code: CP Generic MANAGER: Lori Moniz
APN: **49936059** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: INQUYE SHARON TRUSTEE & ET AL
RDA area: No Planned Community: No
District: 7 Zone: GP: NCC
Address: 1091 E CAPITOL EX SNI area: No Historic Dist: NO
Gross acres: 0.53 Previous files: **PRE04-025**
northwest corner of East Capitol Expressway and McLaughlin Avenue
Conditional Use Permit to demolish an existing gas station, construct 886 square foot pay booth building and 4,184 square foot canopy area, and allow outdoor use on a 0.53 gross acre site
- 20 CP04-096 Work Code: CP for After Midnight MANAGER: Rebekah Ross
APN: **29932075** TECH: Roland White ENGINEER: Gerry de Guzman
Historic: No Impervious Surface: No Owner: S & N COMPANY-WILLIAMS LTD
RDA area: SNI Planned Community: No
District: 1 Zone: CP GP: GC
Address: 3775 WILLIAMS RD SNI area: Blackford Historic Dist: NO
Gross acres: 0.82 Previous files:
north side of Williams Road approx. 200' west of Boynton Avenue
Conditional Use Permit to allow 24 hour use for an existing small retail building on a 0.82 gross acre site

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General Plan Amendments

21 GP04-07-03 Work Code: Non CP MANAGER: Dave Tymn
APN: **47773042** TECH: Ben Corrales ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: LOBUE VICTOR J TRUSTEE & ET AL
RDA area: SNI Planned Community: No
District: 7 Zone: IP GP: LI
Address: 2266 SENTER RD SNI area: Tully/Senter Historic Dist: NO
Gross acres: 3.86 Previous files: PRE04-222
2266 Senter Road
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Light Industrial to Neighborhood Community-Commercial on a 3.86 acre-site (Victor J. LoBue, Owner/Aaron Barger, Applicant)

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9/26/2004 to 10/2/2004

Tract Maps

1 **9621** Sub Code: Condo Map (1 Lot) PW Engineer: Andrew Turner
APN: Work Proposed: Residential PL Manager: Edward Schreiner
District: 3 Gross acres: .264 Owner:
Address: 659 S 8TH ST
Previous files:
west side of South 8th Street approximately 250 feet northerly of Margaret Street

Parcel Maps

2 **3-05576** Sub Code: Without Tentative Map PW Engineer: Ryan Do
APN: **48610056** Work Proposed: Non-Residential PL Manager: Deanna Chow
District: 7 Gross acres: 15 Owner: San Jose Redevelopment Agency
Address: 1604 STORY RD
Previous files: CP03-030 C02-088 PRE02-217 PDC02-007
SOUTHEAST AND SOUTHWEST CORNERS OF STORY AND SOUTH KING ROADS
FOR SOUTHEAST CORNER ONLY:
MODIFIED PROJECT: TO REPLACE 143,670 SF OF EXISTING RETAIL WITH 194,300 SF OF
NEW RETAIL FOR A NET INCREASE OF 50,630 SF.

ORIGINAL PROJECT: TO REPLACE 143,670 SF OF EXISTING RETAIL WITH 187,100 SF OF
NEW RETAIL FOR A NET INCREASE OF 43,430 SF.

3 **3-15669** Sub Code: Without Tentative Map PW Engineer: Mirabel Aguilar
APN: **26128067** Work Proposed: Residential PL Manager: Erin Morris
District: 6 Gross acres: 0.172 Owner: IACOMINI LUCIANO AND ERSILIA TRUSTEE
Address: 119 RAINIER ST
Previous files: PRE04-090 H02-001 C02-001
NORTHWEST CORNER OF RAINIER STREET AND LUTHER AVENUE